

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	SB23000896	S	11307 Burin AVE	HAWT	108	STD	2	\$52,800	6	\$686,000	\$470.51	1458	1953/ASR	3,507/0.0805
2	DW23040259	S	3319 W 135th ST	HAWT	110	STD	2	\$63,600		\$845,000	\$491.56	1719	1940/ASR	5,600/0.1286
3	SB23031946	S	4612 W 168th ST	LAWN	113	TRUS	2	\$44,160		\$830,000	\$452.07	1836	1959/ASR	5,800/0.1331
4	SB22169634	S	25510 January Dr.	TORR	125	STD	2	\$56,400		\$1,140,000	\$648.83	1757	1953/ASR	6,369/0.1462
5	23240437	S	879 W Upland AVE	SP	187	STD	2		5	\$835,000	\$351.43	2376	1934	5,242/0.12
6	223001116	S	1056 Providencia AVE	BBK	610	STD	2			\$1,400,000			1972/ASR	13,439/0.3
7	23248289	S	5126 Windermere AVE	LA	618	STD	2		4	\$1,245,000	\$905.45	1375/D	1923/ASR	6,562/0.15
8	GD23033263	S	3212 Montrose AVE	GD	635	STD	2	\$0		\$1,110,000	\$775.68	1431	1940/ASR	7,401/0.1699
9	GD23032849	S	2523 Mayfield AVE	MTR	635	STD	2	\$69,068		\$1,255,000	\$584.81	2146	1963/ASR	5,334/0.1225
10	CV22241536	S	518 E Lime AVE	MNRO	639	STD	2	\$30,600		\$800,000	\$571.43	1400	1933/PUB	7,993/0.1835
11	AR22257402	S	118 E Carter AVE	SMAD	656	PRO	2	\$0		\$1,055,000	\$632.49	1668	1947/ASR	7,620/0.1749
12	IV23009659	S	2314 Lindsey CT	WCOV	669	STD	2	\$52,404		\$860,000	\$363.79	2364	1979/ASR	6,791/0.1559
13	TR23031203	S	2517 E Walnut Creek	WCOV	669	STD	2	\$63,960	5	\$950,000	\$502.38	1891	1954/ASR	7,603/0.1745
14	PW23033413	S	6518 Pickering AVE	WH	670	STD	2	\$0		\$905,000	\$553.18	1636	1956/ASR	7,001/0.1607
15	DW22246233	S	456 Via Vista ST	MTB	674	STD	2	\$0		\$765,000	\$498.05	1536	1948/PUB	4,904/0.1126
16	DW23028603	S	10216 S San Pedro	LA	699	STD	2	\$0		\$750,000	\$290.02	2586	1923/ASR	3,000/0.0689
17	23243969	S	101 Wavcrest AVE	VEN	C11	STD	2			\$3,060,000	\$1,044.37	2930	1991	2,812/0.06
18	22197359	S	1334 W 22nd ST	LA	C16	STD	2		5	\$1,760,000	\$676.92	2600	1901	5,878/0.13
19	23243819	S	1345 S Longwood AVE	LA	HPK	STD	2			\$2,080,000	\$673.14	3090	1926	7,366/0.16
20	23243149	S	506 N Poinsettia PL	LA	C19	STD	2			\$1,696,500	\$736.65	2303/A	1925/ASR	7,718/0.17
21	22197157	S	1966 N Sycamore AVE	LA	C20	STD	2			\$1,100,000	\$827.07	1330	1917	2,395/0.05
22	23242919	S	1123 W Kensington RD	LA	671	STD	2			\$1,125,000	\$756.56	1487/A	1914/ASR	7,758/0.17
23	23248484	S	1132 W Kensington RD	LA	671	STD	2			\$1,687,500	\$857.47	1968	1920	5,914/0.13
24	22212395	S	1322 Waterloo ST	LA	671	STD	2			\$1,950,000	\$558.42	3492	1909	7,498/0.17
25	22218225	S	1240 W 94th ST	LA	C36	STD	2			\$720,000	\$214.41	3358	1924	9,232/0.21
26	SR23017245	S	726 E 79th ST	LA	C37	PRO	2	\$0		\$525,750	\$298.38	1762	1962/ASR	5,001/0.1148
27	23233965	S	616 E 92nd ST	LA	C37	STD	2		6	\$725,000	\$441.53	1642	1955	4,296/0.09
28	DW23016889	S	4033 Adair ST	LA	C37	STD	2	\$0		\$900,000	\$450.90	1996	1906/ASR	5,705/0.131
29	22194159	S	804 E 23rd ST	LA	C42	STD	2			\$570,000	\$397.49	1434	1903	6,235/0.14
30	MB23026321	S	948 N Ditman AVE	CTER	CTER	STD	2	\$0		\$665,000	\$527.78	1260	1938/ASR	3,760/0.0863
31	SR22255288	S	8241 & 82 Morse AVE	NHLW	NHO	STD	2	\$102,000		\$1,320,000	\$460.89	2864	1954/ASR	6,604/0.1516
32	RS23022833	S	16619 Woodruff Ave	BF	RJ	STD	2	\$43,200		\$580,000	\$425.22	1364	1957/PUB	4,094/0.094
33	PW23004250	S	1009 E 80th ST	LA	WATT	STD	2	\$86,400		\$1,080,000	\$300.00	3600	2019/BLD	5,995/0.1376
34	PW22193797	S	470 W Santa Cruz ST	SP	189	STD	3	\$0		\$1,000,000	\$495.05	2020	1931/ASR	5,648/0.1297
35	WS23031393	S	1319 N Avenue 50	LA	632	STD	3	\$0		\$1,290,000	\$730.05	1767	1951/ASR	5,212/0.1197
36	OC22201297	S	233 W 88th PL	LA	C34	STD	3	\$50,965		\$728,888	\$366.09	1991	1921/ASR	5,429/0.1246
37	SR23025686	S	7036 & 70 Willis AVE	VNS	VN	STD	3	\$103,200		\$1,325,000	\$486.77	2722	1948/ASR	6,116/0.1404
38	SR23013526	S	12356 Addison ST	VVL	VVL	TRUS	3	\$57,000		\$2,375,000	\$537.70	4417	1936/ASR	25,797/0.5922
39	SB23018344	S	20806 S Western AVE	TORR	122	STD	4	\$106,920	4	\$1,570,650	\$386.29	4066	1989/ASR	6,482/0.1488
40	23246495	S	630 3rd ST	HMB	149	STD	4		3	\$3,325,000	\$674.44	4930	1986	4,843/0.11
41	AR23058979	S	719 W Longden AVE	ARCD	605	STD	4	\$56,400		\$2,000,000	\$419.90	4763	1959/ASR	28,795/0.661
42	GD23000778	S	1424 Las Lunas ST	PAS	646	NOD,PRO	4	\$79,980		\$1,315,100	\$416.17	3160	1943/ASR	9,005/0.2067
43	DW23006098	S	1805 S Berendo ST	LA	C16	STD	4	\$50,028	5	\$845,000	\$226.42	3732	1925/PUB	4,762/0.1093
44	22208607	S	6401 11th AVE	LA	PHHT	STD	4		5	\$780,000	\$275.13	2835	1939	7,573/0.17
45	23251759	S	6212 Overhill DR	LA	PHHT	PRO	4			\$940,000	\$852.22	1103	1941	2,895/0.06
46	22184427	S	14754 Gillmore ST	VNS	STD	5			5	\$3,100,000	\$359.42	8625	2022/BLD	7,500/0.17
47	23229295	S	794 E Orange Grove BLVD	PAS	646	STD	5		7	\$1,400,000	\$483.76	2894	1923	9,533/0.21
48	23234053	S	11832 S Main ST	LA	C37	STD	5			\$620,000	\$314.40	1972	1947	5,625/0.12
49	23248017	S	5415 Hubbard ST	LA	ELA	STD	5		4	\$950,000	\$255.38	3720/OTH	1924	4,623/0.1
50	SB22216931	S	17901 Crenshaw BLVD	TORR	133	STD	6	\$86,660	4	\$1,450,000	\$393.17	3688	1958/ASR	5,535/0.1271
51	23240313	S	852 17th ST	SM	C14	STD	6		4	\$4,389,500	\$555.07	7908	1969	7,486/0.17
52	23231931	S	1817 S Highland AVE	LA	C16	STD	6		5	\$1,690,000	\$485.77	3479	1947	6,243/0.14
53	22183219	S	1021 N Ogden DR	WHO	C10	STD	7			\$2,825,000	\$367.89	7679	2020/SLR	6,393/0.14
54	SB23024544	S	9228 Bandera ST	LA	WATT	STD	7	\$78,511	3	\$1,000,000	\$230.26	4343	1961/ASR	8,926/0.2049
55	AR23027280	S	4456 4458 Temple City BLVD	TMPL	661	STD	8	\$0		\$3,750,000	\$386.76	9696	1986/ASR	25,172/0.5779
56	23258215	S	1014 N Marine AVE	WILM	195	STD	14			\$1,975,000	\$294.78	6700/A	1923	22,933/0.52

Closed

• Duplex

11307 Burin Ave • Hawthorne 90304

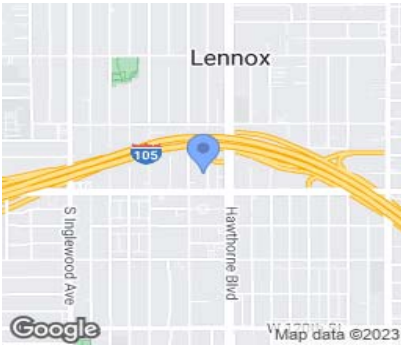
2 units • \$342,500/unit • 1,458 sqft • 3,507 sqft lot • \$470.51/sqft • Built in 1953

Hawthorne Blvd to the east, Imperial Hwy to the south, Inglewood Ave to the west and 105 Freeway to the north

List / Sold: \$685,000/\$686,000

56 days on the market

Listing ID: SB23000896



ONE OF THE LOWEST PRICED PROPERTIES IN THE AREA. START CREATING WEALTH BY GETTING 2 HOMES INSTEAD OF A SINGLE FAMILY. START BUILDING EQUITY TODAY! Great opportunity to own this remodeled duplex (2 bed/1 bath each), just minutes from Sofi Stadium and new Clippers stadium being built, with easy access to freeways, LAX airport and beach cities. 11307 and 11307 1/2 Burin Avenue, Hawthorne, California, CA 90304. Front unit has been remodeled with new kitchen, new bathroom, new laminate flooring, recesses lights, fans and new paint. Spacious living rooms, adjacent to kitchen with dining areas. Both bathrooms are situated in the center of the floor plans, leading to bedrooms. Rear unit needs some TLC but both units have 1 car garage with front driveway for additional parking. Buyers to check with city of ADU conversion opportunities. Exterior has been completely painted, secured front entrance, common area at rear of property and private side yard areas for each unit. Come check out this duplex in the city of Hawthorne, adjacent to the City of Inglewood (Property has Inglewood zip code but is within city of Hawthorne zoning jurisdiction). This is could be a good income producing property, excellent for investors or owner-user to own in a market booming with new developments everywhere. Great location, close proximity to 405 Freeway, 105 Freeway, and 110 freeway, and minutes from restaurants, local breweries, SpaceX, parks and highly rated Hawthorne Mathematics and Science Academy. THIS PROPERTY IS ADJACENT TO OTHER UNITS FOR SALE 11305 BURIN AVE, Hawthorne CA 90304 owned by different owner. Possibility to own all four units. MUST SEE!

Facts & Features

- Sold On 04/10/2023
 - Original List Price of \$715,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$496 (Estimated)
- Laundry: In Garage, Inside
 - Cap Rate: 5.76
 - \$52800 Gross Scheduled Income
 - \$39758 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,043
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$480
 - Cable TV: 02179112
 - Gardener:
 - Licenses:
- Insurance: \$950
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	2	1	1	Unfurnished	\$1,320	\$1,320	\$1,600

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4037020022

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB23000896

Printed: 04/16/2023 6:00:59 AM

Closed • Duplex

List / Sold: \$830,000/\$845,000 ↑

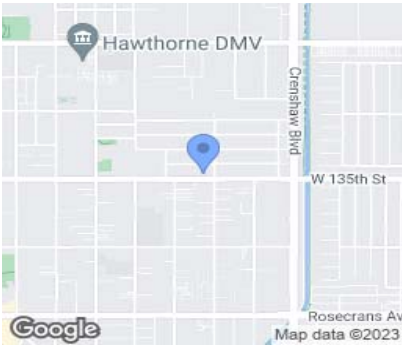
3319 W 135th St • Hawthorne 90250

8 days on the market

2 units • \$415,000/unit • 1,719 sqft • 5,600 sqft lot • \$491.56/sqft • Built in 1940

Listing ID: DW23040259

Crenshaw Blvd & W 135th St



Investment opportunity alert! Duplex for sale. Two Casitas in a Lot, front house is a 2 bedrooms with 1 bath with a generous size front yard and backyard. The back unit consist of 2 bedrooms with 1 bath and attic space previously used as a 3rd bedroom / loft area. Great side yard size. Both units are completely separated, each with its laundry hookups, long driveway and cemented yard in between. Property has block walls wrapped around the property and fenced front for extra privacy. Both units are clean and spacious. Property will be delivered VACANT, a great opportunity to live in one and rent the 2nd unit at market value or rent both. Property sits in great location close to major Freeways, schools, LAX, shopping centers, grocery stores, etc. Call for a private showing today. Hablamos espanol.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$830,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$197 (Public Records)
- Laundry: Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- \$63600 Gross Scheduled Income
- \$58800 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Kitchen, Living Room, Loft, See Remarks
- Floor: Laminate, Tile, Vinyl, Wood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$130.00
- Gas:
- Furniture Replacement:
- Trash: \$45
- Cable TV: 02161792
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$145
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 110 - East Hawthorne area
- Los Angeles County
- Parcel # 4053025019

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$749,000/\$830,000 ↑

4612 W 168th St • Lawndale 90260

7 days on the market

2 units • \$374,500/unit • 1,836 sqft • 5,800 sqft lot • \$452.07/sqft • Built in 1959

Listing ID: SB23031946

Take Hawthorne going north and take a left on 169th until you get to the cul-de-sac.



Well located duplex in South Lawndale west of Hawthorne Blvd on a private cul-de-sac. Two detached 2-bedroom homes with long term tenants and ample parking. There are a myriad of opportunities with this fabulous property from buying and keeping as-is for cash flow, rehabbing both units to achieve proforma rents, or choose to make a primary residence and collect rent to supplement expenses. An excellent property for first-time home buyers to experienced investors to consider. It is close to local schools, commuting freeways, and LAX - do not miss out on this fabulous income property!

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen, Individual Room
- \$44160 Gross Scheduled Income
- \$30912 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,248
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,830	\$1,830	\$2,500
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081015004

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

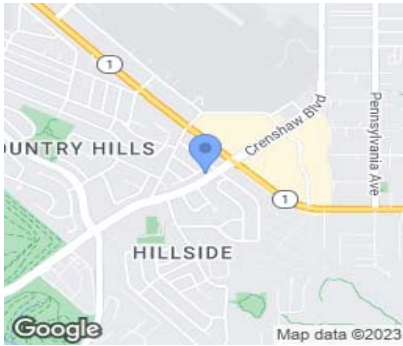
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

25510 January Dr. • Torrance 90505
2 units • \$587,500/unit • 1,757 sqft • 6,369 sqft lot • \$648.83/sqft •
Built in 1953
Crenshaw to Dalemead to January

List / Sold:
\$1,175,000/\$1,140,000 ↓
7 days on the market
Listing ID: SB22169634



Attention Musicians, Investors and anyone looking for a rare duplex with a music studio or potential ADU in one of the best areas of South Torrance. Located on a quiet tree lined street in the heart of lower Country Hills, this duplex features a two bedroom, one bath front house with a nice kitchen, large main bedroom, laundry room, forced air heating and clean throughout. The back house features one large bedroom, a full bath, large living room, kitchen with newer appliances, eating area and washer/ dryer hookups and a forced air heating and A/C unit. The garage has been converted to a music studio - complete with a control room, large practice area and there's even a stage! All this plus a courtyard in the middle of the property, built in shed - complete with power and close to shopping and restaurants makes this a perfect income property, a great home with added income to help with the mortgage or a musicians dream! Either way, come check it out!

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,175,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$56400 Gross Scheduled Income
- \$53900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Sound Studio
- Floor: Carpet, Laminate, Tile
- Appliances: Gas & Electric Range, Gas Oven

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01984062
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,750
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,950

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 125 - Waleria area
- Los Angeles County
- Parcel # 7536004003

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$879,000/\$835,000** ↓

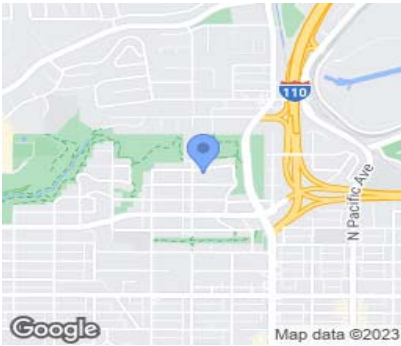
879 W Upland Ave • San Pedro 90731

14 days on the market

2 units • \$439,500/unit • 2,376 sqft • 5,242 sqft lot • \$351.43/sqft • Built in 1934

Listing ID: 23240437

Near the intersection of N Gaffey & Summerland



Located in Central San Pedro 879 & 881 W. Upland Ave is a duplex that exudes coastal charm. Flanked by a white picket fence and mature landscaping, on the ground level you'll find the owner's unit 2Br + 2Ba (delivered vacant) that has been meticulously cared for and offers incredible original details and charm. There is extensive custom wood work and cabinetry throughout the downstairs unit, including built in shelving, a custom murphy bed, hidden storage, and more. The kitchen is quite large and features two kitchen sinks! On the second floor is a tenant occupied 3Br + 2Ba unit with a balcony overlooking the area and lots of custom shelving and storage. This property has been lovingly cared for by the same owner for decades and has incredible upgrades and turn of the century details. Truly a must see to appreciate! The owner converted the property to a 2 unit in 1988. There seems to have been a significant remodel of the whole property around that time, and there is at least some copper plumbing, central A/C in the lower unit, and more. There is a lush front and rear garden with fruit trees. Additionally, there is a carport (two spaces) with an attached storage room. The backyard also has an large drainage pump and rainwater collection bin. This property would work wonderfully as an investment or owner-user property.

Facts & Features

- Sold On 04/10/2023
 - Original List Price of \$879,000
 - 1 Buildings
 - Levels: Two
 - Cooling: Central Air
 - Heating: Central
- Cap Rate: 4.93
 - \$43346 Net Operating Income

Interior

- Floor: Wood
- Appliances: Disposal
 - Other Interior Features: Storage, Wet Bar

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$15,454
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,400	\$0	\$3,400
2:	1	3	2		Unfurnished	\$2,900	\$2,900	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 187 - Holy Trinity area

- Rent Controlled

- Los Angeles County
- Parcel # 7447017005

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 23240437

Printed: 04/16/2023 6:01:00 AM

Closed •

List / Sold:

\$1,200,000/\$1,400,000 ↑

7 days on the market

Listing ID: 223001116

1056 Providencia Ave • Burbank 91501
2 units • \$600,000/unit • sqft • 13,439 sqft lot • No \$/Sqft data •
Built in 1972

S. Glenoaks to E. Providencia Ave. Property is on the right - 2 homes on one lot.



Outstanding investment opportunity to own two homes on a spacious lot (13,400+ sq. ft.) in highly sought after hillside neighborhood in Burbank! Great location near all major studios, Disney, Warner Bros, Universal and easy commute to downtown Los Angeles and Malibu beaches. This property includes two separate homes, both currently tenant occupied creating an immediate income stream. The front home at 1056 Providencia boasts newer floors, recently updated bathroom, two bedrooms, living room & bright, open kitchen with breakfast bar and slider from Primary to fully fenced private yard. The rear property has a separate mailing address at 1058 Providencia Ave. and consists of two bedrooms, (one used as an office/den,) living room with fireplace and one and 3/4 baths plus private fenced yard and in ground pool. So much potential here for investment or development on this deep lush lot in this quiet, wide street near Burbank Hills.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 1 Total carport spaces
- Heating: Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Rectangular Lot, Yard, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1		Unfurnished			
2:		1	2		Unfurnished			
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 5620001012

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 223001116

Printed: 04/16/2023 6:01:00 AM

Closed •

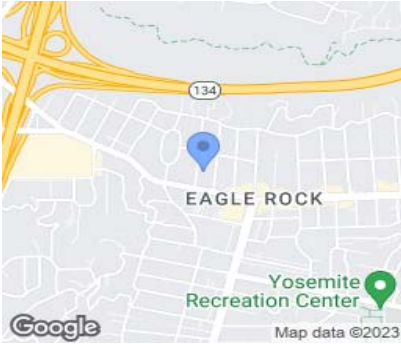
List / Sold:
\$1,149,995/\$1,245,000 ↑

12 days on the market

Listing ID: 23248289

5126 Windermere Ave • Los Angeles 90041
2 units • \$574,998/unit • 1,375 sqft • 6,562 sqft lot • \$905.45/sqft •
Built in 1923

East side of Windermere Ave north of Colorado Blvd. and south of Las Flores Drive.



Perfect duplex. PERFECT. This well-maintained investment property is located in the best part of Eagle Rock, just north of Colorado Boulevard, and sits on a flat R1 lot just over 6,500 sq. ft. The side-by-side charming units are both vacant, with each one featuring 1 bedroom overlooking the backyard, 1 bathroom, a generous updated kitchen with lots of storage and a dining area, 2 large closets, a separate laundry room off the kitchen, central heating & AC, a front porch overlooking the mature lemon trees in the front yard, and original details & built-ins throughout. The driveway offers plenty of space for multiple car side-by-side parking. The backyard features a variety of fruit trees and a mature avocado tree, with ample space to build an Accessory Dwelling Unit since this property is located on an R1 lot - a perfect play for an owner/user. Walking distance to top-rated Eagle Rock Elementary, minutes to Occidental College, and close to all the action along Colorado Boulevard and Eagle Rock Boulevard including Unincorporated Coffee, Western Station Beer & Wine, The Oinkster, Milkfarm, Relentless Brewing & Spirits, Four Cafe, and more. You don't want to miss this unique opportunity to generate income while living in one of the most desirable locations in Eagle Rock.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,149,995
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4
- \$46200 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$19,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$0	\$0	\$2,750
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5671017029

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23248289

Printed: 04/16/2023 6:01:00 AM

Closed • Duplex

List / Sold: \$950,000/\$1,110,000 ↑

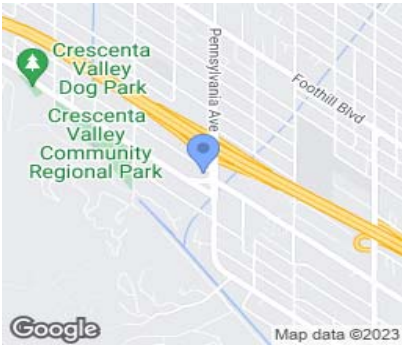
3212 Montrose Ave • Glendale 91214

12 days on the market

2 units • \$475,000/unit • 1,431 sqft • 7,401 sqft lot • \$775.68/sqft • Built in 1940

Listing ID: GD23033263

West of Pennsylvania Ave



Welcome to your new home and/or investment opportunity located in the desirable, sought-after Montrose neighborhood. Live in the front two bedroom house with its own private yard and garage and rent the back one bedroom that has its own private yard and access for additional income or buy as an investment and rent them both. The large R-4 lot allows for further opportunities. How about two additional ADUs? We have checked with the city of Glendale and the answer is YES. Buyer to independently verify with City of Glendale. With new windows, new exterior and interior paint, great location, endless opportunities, award winning schools and public transportation close by, what are you waiting for? Don't miss out on this once-in-a-lifetime opportunity to make it your own.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity
- \$185 (Estimated)
- Laundry: Dryer Included, Individual Room, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Gas Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Level with Street
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5607002012

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

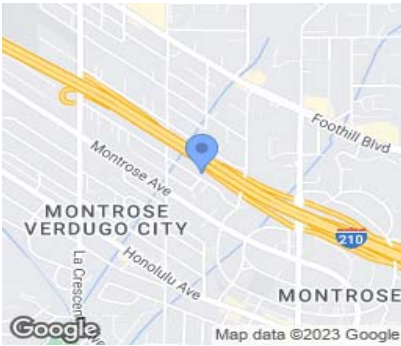
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

2523 Mayfield Ave • Montrose 91020
2 units • \$647,500/unit • 2,146 sqft • 5,334 sqft lot • \$584.81/sqft •
Built in 1963

From Foothill Blvd, turn south on Briggs and west on Mayfield.



List / Sold:
\$1,295,000/\$1,255,000 ↓
27 days on the market
Listing ID: GD23032849

What a find in Montrose! This is a rare remodeled duplex in this sought-after residential neighborhood that enjoys proximity to the restaurants and shops of the Montrose Shopping Park as well as award winning schools. It started as a single-family home that was enlarged in the 80's with an addition to the front. In 2020 that addition was converted to an attached ADU while both units were being remodeled. 2523 Mayfield is the updated version of the original single-story two bedroom and one bath home. The entry opens to large formal living and dining rooms with new flooring, a brick fireplace, and a view out to the rear patio, garden, and yard. The bright kitchen was updated with new cabinetry, quartz counters, and stainless appliances. The central hall leads to both bedrooms with the updated full bath between them. Just a few features include new windows, central heating and air, a tankless water heater, private laundry, and a detached two car garage. 2521 Mayfield is a tastefully remodeled two-story townhome that only shares one wall with the rear home. The enclosed entry opens to a bright living room and a new kitchen which was also completed with new cabinetry, new flooring, quartz counters, and stainless appliances. Each of the two large bedrooms each have their own baths. The downstairs bedroom has three closets, its own AC unit, and new windows. The primary suite is upstairs with two closets, a new bath, and a gorgeous view out over Montrose and the hills beyond. Just a few of the updates included new air and heating units, tankless water heater, and its own washer and dryer within this unit as well. This front unit also enjoys the front garden area and one assigned off-street parking space.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Heat Pump
- \$389 (Estimated)
- Laundry: Inside, See Remarks
- \$69068.2 Gross Scheduled Income
- \$62320.49 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Laundry, Master Suite
- Appliances: Built-In Range

Exterior

- Lot Features: Back Yard
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,748
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01976015
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance:
- Workman's Comp:
- Professional Management: 3382
- Water/Sewer: \$1,371
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,985	\$2,985	\$2,985
2:	1	2	2	0	Unfurnished	\$2,815	\$2,815	\$2,815

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807014052

Michael Lembeck

Re/Max Property Connection

State License #: 01019397
Cell Phone: 714-742-3700

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: GD23032849

Printed: 04/16/2023 6:01:00 AM

Closed • Duplex

List / Sold: \$910,000/\$800,000 ↓

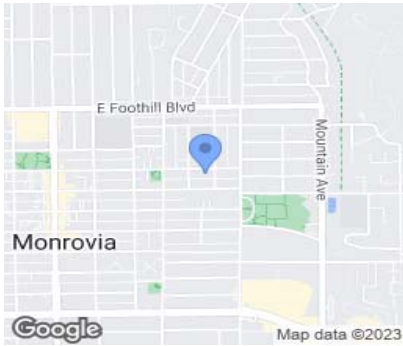
518 E Lime Ave • Monrovia 91016

99 days on the market

2 units • \$455,000/unit • 1,400 sqft • 7,993 sqft lot • \$571.43/sqft • Built in 1933

Listing ID: CV22241536

North on Shamrock west on lime



Income producing duplex in the highly desirable area of Monrovia just below Foothill. Front unit, 520 East Lime Avenue has three bedrooms 1 bathroom with a good size yard, large dining room and laundry area. Back unit, 518 East Lime Avenue is accessible through the alley has 2 bedrooms one bathroom, dining room and a two car carport. City of Monrovia is located less than an hour from downtown LA, in the San Gabriel Valley, just minutes from Pasadena and borderlines with Bradbury, Arcadia and Duarte, where City of Hope is located. Downtown Monrovia has many shops and restaurants to offer. Residential listing CV22247915

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,100,888
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$41 (Public Records)
- Laundry: In Carport, Inside
- \$30600 Gross Scheduled Income
- \$27490 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,860
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,180
- Cable TV: 02112152
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,485	\$1,485	\$0
2:	1	2	1	0	Unfurnished	\$1,320	\$1,320	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8517007003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Single Family Residence

118 E Carter Ave • Sierra Madre 91024
2 units • \$512,500/unit • 1,668 sqft • 7,620 sqft lot • \$632.49/sqft •
Built in 1947
N on Baldwin And turn right on Carter

List / Sold:
\$1,025,000/\$1,055,000 ↑
15 days on the market
Listing ID: AR22257402



THIS SALE IS SUBJECT TO COURT CONFIRMATION!! This property is a duplex per the assessor and consists of a single family home and an apartment over the garage. The main house has a living room with fireplace, a dining room, 3 bedrooms and 1 1/2 bathrooms. There are wood floors through out most of the house. There is a double detached garage with a one bedroom unit over the garage. The unit over the garage has a very nice kitchen, living area, dining area bedroom and full bath. Property sold in present condition. Showings will begin soon. Contact agent for details.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$1,025,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Floor Furnace
- \$0 (Unknown)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished			
2:	1	1	1	0	Unfurnished			

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- Probate Listing sale
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5762012007

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$960,000/\$860,000 ↓

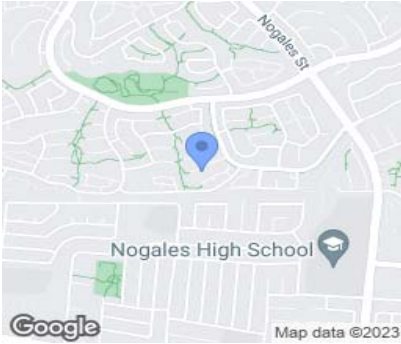
2314 Lindsey Ct • West Covina 91792

52 days on the market

2 units • \$480,000/unit • 2,364 sqft • 6,791 sqft lot • \$363.79/sqft • Built in 1979

Listing ID: IV23009659

Lindsey Ct. at Shakespeare Dr.



Calling all buyers looking for a beautiful duplex in one of the best cities in Los Angeles County with a breathtaking view of the city and valley. Front unit has a 3 bedrooms and 2 full bathrooms, spacious living room, dining room and kitchen. Attached two car garage and private patio for entertainment. Back unit has 3 bedrooms and 1.5 bathrooms, spacious living room, dining room and kitchen. Attached two car garage and private back yard. Both units have central heating and air conditioning. Pleasing and serene neighborhood close by to Nogales high school, shopping centers, 60 fwy, Santana High school and Shadow Oak Park. Units are located in a very quiet and peaceful cul-de-sac street with walking trails in the community and a block away from the community pool. Both units have been preserved in good condition. Priced to sell, come take a look today we guarantee you won't be disappointed.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$960,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$52404 Gross Scheduled Income
- \$47904 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, • Sewer: Public Sewer
- Rectangular Lot, Near Public Transit, Park Nearby, Yard

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Furnished	\$2,300	\$2,300	\$2,300
2:	1	3	2	2	Furnished	\$2,067	\$2,067	\$2,067

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- \$138 HOA dues Monthly
- 669 - West Covina area
- Los Angeles County
- Parcel # 8733016029

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$926,000/\$950,000 ↑

2517 E Walnut Creek • West Covina 91791
2 units • \$463,000/unit • 1,891 sqft • 7,603 sqft lot • \$502.38/sqft •
Built in 1954
N.Citrus St

7 days on the market

Listing ID: TR23031203



This charming duplex nestled in the heart of West Covina, California. This property is a fantastic investment opportunity for both owner/users and investors looking to grow their portfolios. The front unit features 3 bedrooms and 1.5 bathrooms, while the second unit in the back boasts 3 bedrooms and 1 bathroom. Both units are spacious, with large living rooms and dining areas perfect for entertaining guests. The total living space is 1,891 square feet and the lot size is an ample 7,603 square feet. Built in 1954, this single-story duplex has been beautifully maintained with professional landscaping and features a sparkling swimming pool situated between the two units. The property is located within walking distance to South Hills High School and is conveniently located near shopping centers, parks, schools, and has easy access to freeways. This duplex comes with central air conditioning and the owner occupies the front unit, while the tenant occupies the back unit with under-market rent on a month-to-month basis. The up-to-date solar system save you huge electricity bill for hot summer in California. This presents an opportunity for a new owner to increase rent and maximize their return on investment. The gross scheduled income is estimated to be \$63,960 with a CAP rate of 5.10%. Don't miss out on this once-in-a-lifetime opportunity to own this stunning duplex in the heart of West Covina, with excellent investment potential and better returns than traditional bank accounts or risky stock market investments. This property is a must-see!

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$926,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$800 (Estimated)
- Laundry: Gas Dryer Hookup, In Carport, Individual Room, Washer Hookup
- Cap Rate: 5.1
- \$63960 Gross Scheduled Income
- \$46831 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Formal Entry, Kitchen, Laundry, Main Floor Bedroom
- Floor: Laminate, Wood
- Appliances: Built-In Range, Dishwasher, Gas Oven, Gas Cooktop, Range Hood, Warming Drawer, Water Heater Central, Water Heater
- Other Interior Features: Brick Walls, Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Pantry, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 6500-9999, Flag Lot, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Brick, Fair Condition
- Sewer: Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$17,129
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02077777
- Gardener:
- Licenses:
- Insurance: \$960
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,750
2:	1	3	1	2	Unfurnished	\$1,800	\$1,800	\$2,580

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 669 - West Covina area
 - Los Angeles County
 - Parcel # 8479013019

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: TR23031203

Printed: 04/16/2023 6:01:00 AM

Closed • Duplex

List / Sold: \$899,900/\$905,000 ↑

6518 Pickering Ave • Whittier 90601

20 days on the market

2 units • \$449,950/unit • 1,636 sqft • 7,001 sqft lot • \$553.18/sqft • Built in 1956

Listing ID: PW23033413

Hadley St. & Pickering



Amazing opportunity!!! Beautifully remodeled Duplex that consists of 2 separate homes. Each with their own yard and covered patio. This property has a lot of potential to add on to each house and also easily convert the existing 2 car garage into an ADU. Live in one and rent the other or great for investment. Set your own rent amount!!! Beautiful area of Uptown Whittier with a few blocks from nearby entertainment, dinning, walking trails, and schools. All work done on both houses has been completed with permits and has been signed off FINAL. Both houses have new kitchen cabinets with quartz countertops, waterproof flooring, dual pane windows, new plumbing, and electrical. Ready for the new buyer or investor. Not too many properties like this one go on the market frequently. These 2 units will not last.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$899,900
- 3 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,201 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01970316
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8139008021

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$765,000/\$765,000 ↑

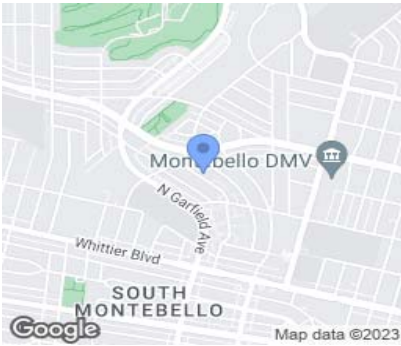
456 Via Vista St • Montebello 90640

12 days on the market

2 units • \$382,500/unit • 1,536 sqft • 4,904 sqft lot • \$498.05/sqft • Built in 1948

Listing ID: DW22246233

Cross Streets Madison Ave



Charming Duplex! Features include 2 bedroom 1 bathroom in each unit. There is a seperate laundry area and 2-car detached garage, accessible from long driveway. Great curb appeal.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$760,000
- 1 Buildings
- 2 Total parking spaces
- \$1,129 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$0
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 6343016024

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$750,000/\$750,000

10216 S San Pedro • Los Angeles 90003
2 units • \$375,000/unit • 2,586 sqft • 3,000 sqft lot • \$290.02/sqft •
Built in 1923

7 days on the market

Listing ID: DW23028603

Cross Streets: 102nd St./103rd St. Located on the East side of S San Pedro Street.



Excellent opportunity to own this duplex. Live in one and rent the other out or rent out both! This duplex is a newer CONSTRUCTION. GREAT OPPORTUNITY FOR EXTRA INCOME! Fantastic opportunity for first-time buyers & investors who can appreciate the great value! Both units have 3 bedrooms & 2 baths. They are very spacious, Booths property shows pleasingly well with a very nice floor plan and the washer and dryer room are inside the property for comfortable use. Spacious Living Room with Laminated wood floors in the living room. The Kitchens have a lot of cabinets w/ marble countertops, and tile floors with a good space a for dining table. The restrooms have tile showers surrounding the bathtub and tile floors. In 1 of the units, all 3 bedrooms have tile floors and in the 2nd unit all of the bedrooms have Laminated wood floors. The Property is in a great location and walking distance to shopping centers and schools. Property has easy access to freeways. The property is not too far from the University of Southern California, near Downtown LA. Close to museums, the Crypto Arena, L.A. Live, the convention center and more. Easy access to LAX and Sofi Stadium. Hurry property is priced to sell & it won't last long! Don't let the outside fool you!

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$750,000
- 1 Buildings
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$0
2:	1	3	2	1	Unfurnished	\$1,950	\$1,950	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6063011033

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

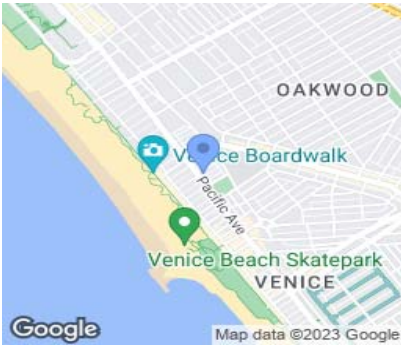
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

101 Wavcrest Ave • Venice 90291
2 units • \$1,497,500/unit • 2,930 sqft • 2,812 sqft lot • \$1044.37/sqft •
Built in 1991
1 Block to the Beach

List / Sold:
\$2,995,000/\$3,060,000 ↑
11 days on the market
Listing ID: 23243969



WOW!! This incredible "walk street" Modern duplex with a sensational owner's unit (vacant) w/2 fireplaces + a large 1 bedroom artist's dream (\$3500) w/fireplace + 5 real parking spaces (including a 2 car garage w/direct access) + an oversized panoramic roof deck with stunning ocean, mountain & city views + 3 private patios + 1 block to the beach + 2 blocks to Abbot Kinney & some of the best restaurants in LA. Live the best Venice life from this extraordinary opportunity. Easy to show!

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$2,995,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$11,000
2:	1	1	1		Unfurnished	\$3,500	\$3,500	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4238001004

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23243969

Printed: 04/16/2023 6:01:00 AM

Closed •

1334 W 22nd St • Los Angeles 90007
2 units • \$997,500/unit • 2,600 sqft • 5,878 sqft lot • \$676.92/sqft •
Built in 1901
1334-1336 W. 22nd Street, 90007

List / Sold:
\$1,995,000/\$1,760,000 ↓
214 days on the market
Listing ID: 22197359



We are pleased to offer the opportunity to acquire this turnkey two (2) unit, eight (8) bedroom + nine (9) bathroom Student Housing Master Lease investment opportunity, located in the DPS Patrol Zone, and close proximity to the University of Southern California (USC). The property is approximately 3,000 rentable square feet on a 5,878 square foot lot and is comprised of two (2) separate structures. The subject property's front structure was completely updated and remodeled in 2021-2022, and features brand new hardwood floors, updated plumbing, quartz counter-tops, stainless steel kitchen appliances, tiled showers with glass enclosures, and new in-unit washer & dryers. The back unit is a brand new ADU recently constructed and completed in 2022 and features the same high-end finishes as the front unit, essentially delivering a brand new low maintenance structure to any prospective buyer. The investment is 100% occupied with USC students and fully leased for the 2022-2023 academic school year. Combined with parental guarantees on leases and occupancy levels routinely achieving 100% for the school year, the asset represents a low-risk master lease investment that is poised for continued growth and excellent operating fundamentals. The property is currently master leased to a reputable Property Management company until July 31, 2025, and currently making \$126,000 per year with annual 3% rent increases. With the Master lease in place, there are minimal landlord responsibilities similar to that of a Triple-Net Investment making this the perfect investment for an investor looking to cash flow and be hands off. The owner only pays for taxes, insurance, and major capital expenditures with everything else being taken care of by the Management company.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,995,000
- 2 Buildings
- Cap Rate: 5.03
- \$100260 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,740
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4		Unfurnished	\$5,250	\$5,250	\$7,000
2:	1	4	4		Unfurnished	\$5,250	\$5,250	\$7,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5055018022

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22197359

Printed: 04/16/2023 6:01:00 AM

Closed •

List / Sold:
\$1,895,000/\$2,080,000 ↑

1345 S Longwood Ave • Los Angeles 90019
2 units • \$947,500/unit • 3,090 sqft • 7,366 sqft lot • \$673.14/sqft •
Built in 1926

13 days on the market
Listing ID: 23243819

North of San Vicente Blvd. and East of La Brea Ave. Located between Dockweiler St. and San Vicente Blvd.



Stunning two-story Mediterranean duplex delivered vacant! Nestled on a beautiful tree-lined street in beloved Longwood Highlands - opportunity awaits! Lower unit is 3BR + 3BA and upper unit is 3BR + 2BA with treetop + city light views. Lower unit features dark hardwood floors, open layout where large living room with handsome decorative fireplace leads to a spacious dining and gourmet kitchen with stainless steel appliances including Bertazzoni range, granite counters and custom cabinets. Double doors lead out to large deck + yard. Three sun-splashed bedrooms, including spacious primary suite with bright ensuite bath featuring dual vanity, separate tub + shower. Second bedroom also features an ensuite bath, and a large third bedroom + hall bath complete the lower unit. Upper unit also boasts dark hardwood floors, and a sun-splashed main living space with several large windows which bring in gorgeous views of city lights against palm tree-dotted LA skies. A fabulous open layout where living flows into dining and kitchen is perfect for entertaining. This unit also features three spacious bedrooms, including a large primary suite with ensuite bath featuring double vanity + large shower and a lovely hall bath with subway tile shower over tub. Both units have their own in-unit laundry. Gated front yard with sprawling emerald lawn flanked by beautiful olive and lemon trees, plus a veggie box perfect for gardening. Backyard is an expansive oasis, with spacious deck perfect for outdoor lounging or dining, artificial turf and mulch help keep the backyard drought-friendly, and large privacy hedges + a plethora of fruit trees including kumquat, tangerine, lemon and grapefruit complete this verdant outdoor retreat. Property features multi-camera security system, tankless water heating, central heat and air, and 3-car garage + driveway with automatic gate via alley access for easy parking. Live in one and rent out the other, or enjoy the passive income renting out both. An incredible investment opportunity!

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,895,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$0	\$0	\$5,500
2:	1	3	2		Unfurnished	\$0	\$0	\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

- Disposal:

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084025023

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23243819

Printed: 04/16/2023 6:01:00 AM

Closed •

506 N Poinsettia Pl • Los Angeles 90036
2 units • \$825,000/unit • 2,303 sqft • 7,718 sqft lot • \$736.65/sqft •
Built in 1925
South of Melrose. West of La Brea.

List / Sold:
\$1,650,000/\$1,696,500 ↑
19 days on the market
Listing ID: 23243149



Looking for a home that exudes charm and character while also offering a lucrative investment opportunity? Your search ends here with this exceptional offer to own a classic Spanish duplex on a sprawling 7700-square-foot lot. Built-in 1925, this side-by-side duplex offers timeless appeal and the potential for a 1031 Exchange opportunity, making it the perfect choice for those seeking both a dream home and a smart investment. Each unit has its own separate entrance, offering ample space for privacy and comfort. The two-bedroom, one-bathroom unit 508 will be delivered vacant, providing an excellent chance to customize and make it your own. Meanwhile, unit 506 features one bedroom and one bathroom and is currently occupied by a tenant who pays \$2750 per month, presenting an attractive source of rental income. The backyard is generously sized, providing a perfect place to garden, play, or entertain. The detached garage is also a potential goldmine as it can be converted into an ADU, providing additional rental income for the savvy investor. This exceptional Spanish duplex boasts a unique vintage appeal and offers unlimited potential, making it the perfect opportunity for anyone looking for their dream home or a sound investment. Don't miss out on the chance to own this gem!

Facts & Features

- Sold On 04/11/2023
 - Original List Price of \$1,650,000
 - 1 Buildings
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included, In Kitchen

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$0	\$2,750	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5525024016

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23243149

Printed: 04/16/2023 6:01:00 AM

Closed •

1966 N Sycamore Ave • Los Angeles 90068
2 units • **\$574,500/unit** • **1,330 sqft** • **2,395 sqft lot** • **\$827.07/sqft** •
Built in 1917

Best to use google maps, front door is two minutes from bar at yamashiro's



List / Sold:
\$1,149,000/\$1,100,000 ↓
153 days on the market
Listing ID: 22197157

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Multi/Split , Three Or More
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Kitchen, Outside
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Microwave, Gas Range
- Other Interior Features: Beamed Ceilings

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$1
2:	1	1	1		Unfurnished	\$1	\$1	\$1
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5549020001

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

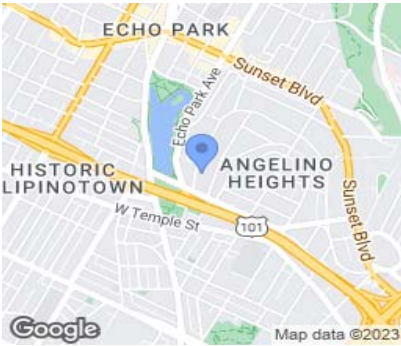
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

1123 W Kensington Rd • Los Angeles 90026
2 units • \$562,500/unit • 1,487 sqft • 7,758 sqft lot • \$756.56/sqft •
Built in 1914
North of Bellevue, East of Echo Park Ave, South of Sunset

List / Sold:
\$1,125,000/\$1,125,000
16 days on the market
Listing ID: 23242919



Incredible opportunity for historic preservation or hold as an investment. Rare find - two houses on a lot in coveted Historic Angelino Heights. The front house welcomes you with lush landscaping and a picturesque covered sitting porch - perfect spot to enjoy your morning coffee. Spacious 2 bed, 2 bath featuring wood floors, built-ins, formal dining room, living room, den/office, laundry room, and a large unfinished attic. Fantastic private rear deck with magical views of downtown LA skyline. The rear house is a studio/junior 1 bedroom built in 2011. Off the living room is an enormous private deck with incredible views of downtown and the hills - perfect for al fresco dining and entertaining. Additional storage under the home with a deep grassy backyard and fruit trees. Expansive lot with endless possibilities. Great upside potential in one of LA's most desirable Eastside neighborhoods. Conveniently located a stone's throw from nightlife, restaurants and outdoor activities including Echo Park Lake, Dodger Stadium, Elysian Park hiking trails, Tsubaki, Eightfold Coffee, Lassens, Guisados, Bar Henry and much more. Located within Los Angeles' first designated Historic Preservation Overlay Zone (HPOZ) - a few miles northwest of downtown on one side and Echo Park and Silver Lake on the other.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,125,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00656371
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,250	\$3,250	\$3,850
2:	1	0	1		Unfurnished	\$1,875	\$1,875	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5405006010

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23242919

Printed: 04/16/2023 6:01:00 AM

Closed •

1132 W Kensington Rd • Los Angeles 90026
2 units • \$782,500/unit • 1,968 sqft • 5,914 sqft lot • \$857.47/sqft •
Built in 1920
Bellevue to W Kensington

List / Sold:
\$1,565,000/\$1,687,500 ↑
12 days on the market
Listing ID: 23248484



Two houses on a lot in Historic Angelino Heights. Both delivered vacant. The front house is an updated 2-story Craftsman (1,290 sq. ft per assessor) with an enclosed grassy front yard and sitting porch. Detailed wood moldings with hardwood floors throughout. Open living room welcomes you to large dining area with a gourmet kitchen. French doors lead out to an expansive refinished wood deck. Enclosed sleeping porch with leaded glass doors can be a great home office. 1-Bedroom with ensuite bathroom and laundry room complete the downstairs. Upstairs is the primary suite with sweeping views of the Downtown LA skyline. Separate shower and soaking tub. The rear house is a 2+2 bungalow (678 sq. ft per assessor) with head on views of Echo Park Lake. Each bedroom is en-suite with an updated kitchen and bathrooms. Both units have HVAC and tankless water heaters. Multiple outdoor sitting areas great for entertaining or gardening. 4-Car off street parking. Close to some of the best shops and restaurants the Eastside has to offer. Wonderful opportunity not to be missed! Located in Angelino Heights HPOZ.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,565,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Master Bathroom
- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$5,000
2:	1	2	2		Unfurnished	\$0	\$0	\$4,000

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404023006

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23248484 Printed: 04/16/2023 6:01:00 AM

Closed •

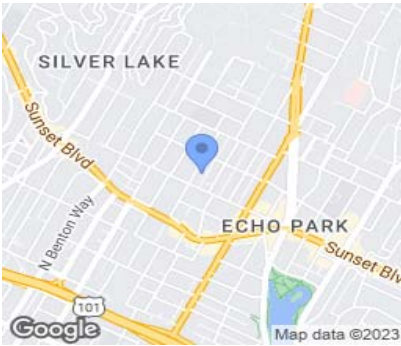
List / Sold:

\$2,099,000/\$1,950,000 ↓

115 days on the market

Listing ID: 22212395

1322 Waterloo St • Los Angeles 90026
2 units • \$1,049,500/unit • 3,492 sqft • 7,498 sqft lot • \$558.42/sqft •
Built in 1909
Sunset Blvd to Waterloo St turn North



Sitting at the apex of the hill between Silverlake and Echo Park is this larger than normal craftsman duplex. Prominently appointed, it is looking west toward the Hollywood Sign, the Hollywood Hills and over all of Los Angeles with incredible sunset views. Both units were renovated with spacious open chef's kitchens, stainless steel appliances, and granite counters. The upstairs unit is a generous 3 bedroom + bonus room, 1.5 bath with covered deck, perfect for entertaining while enjoying the spectacular views. The downstairs unit functions like a single family home with a large living, dining, family room and kitchen, all with many built-ins that create lots of character and charm. The 3 bedrooms and 2 baths are located off a long hallway bookended by the dining and family room. The family room features French doors that lead to an outdoor covered patio. An additional building attached to one of the 2 single car garage structures is a "rumpus room" with 3/4 bathroom, ideally used for a guest or separate office or art space. The property is a street-to-alley lot with access to the parking lot via an automatic gate from the alley.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$2,299,000
- 3 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Family Room, Living Room, Bonus Room
- Floor: Wood
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s)

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$4,500	\$4,500	\$5,500
2:	1	3	3		Unfurnished	\$0	\$6,000	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County

- Parcel # 5424025006

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22212395

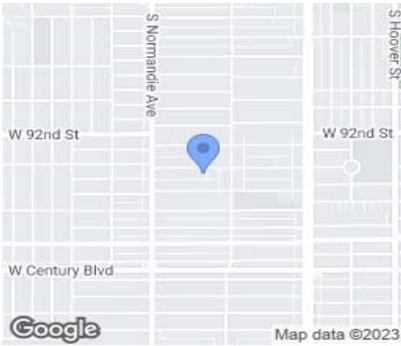
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Closed •

List / Sold: **\$710,000/\$720,000** ↓

1240 W 94th St • Los Angeles 90044
2 units • \$355,000/unit • 3,358 sqft • 9,232 sqft lot • \$214.41/sqft •
Built in 1924
S. Normandie Ave to W. 94th St

112 days on the market
Listing ID: 22218225



All Highest & Best Offers Due Wed 3/1 by 12pm. Calling all investors! Excellent investment opportunity! Duplex with 1 vacant unit, perfect for owner-occupant investors! The occupied front unit functions with 4BR/2BA and has a detached 1-car garage in addition to gated driveway parking. The vacant rear unit functions with 2BR/1.5BA (half-bath is located in garage/permit status unknown) and has an attached/direct access 2-car garage in addition to gated driveway parking (accessible via the rear alleyway). Conveniently located to shopping, public transportation, and freeway access. Please do not disturb occupants.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$749,900
- 2 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage

Interior

- Floor: Laminate
- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$2,199	\$2,199	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056008005

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$399,000/\$525,750 ↑

726 E 79th St • Los Angeles 90001

5 days on the market

2 units • \$199,500/unit • 1,762 sqft • 5,001 sqft lot • \$298.38/sqft • Built in 1962

Listing ID: SR23017745

Avalon and 79th



Probate subject to Court Confirmation. Accepted offer is \$405,000. MINIMUM OVERBID WILL BE \$425,750 on Friday 3/17/23 at 8:30 am in LA Superior Court, Dept. 29 located at 111 N. Hill Street, Los Angeles 90012. CALLING ALL BUILDERS/INVESTORS TO THIS TEAR DOWN, LAND VALUE 2 ON A LOT OPPORTUNITY. Tremendous upside potential to redevelop this property in area that shows significant newer and updated properties. LARD2 zoning. 726 E. 79th is Rear 3+1 Spanish style home built in 1924 and front 724 E. 79th is 2+1 ranch style home built in 1962. Both homes are top to bottom and everything in between fixers with virtually no functioning systems. Both units have their own garages. Property is boarded. A walk around will tell the story of this opportunity. Photos are worth a 1000 words on this property. Hurry...won't last at this price!

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$399,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Tear Down, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02068521
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	3	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 1
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6029002009

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$735,000/\$725,000** ↓

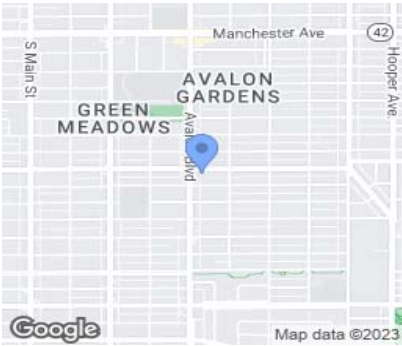
616 E 92nd St • Los Angeles 90002

36 days on the market

2 units • \$367,500/unit • 1,642 sqft • 4,296 sqft lot • \$441.53/sqft • Built in 1955

Listing ID: 23233965

Avalon Blvd & Mckinley



PRICED TO SELL!! OPPORTUNITY OF A LIFETIME!! We can help you qualify!! Don't miss out on this stunning remodeled single family home plus brand new ADU!! 2 HOMES ON ONE LOT!! 616 & 618 E 92ND ST. Come check this amazing and beautiful property move in ready ***Live Smart-Rent 1 and Live in 1*** These homes are located minutes away from Downtown LA, LAX, Inglewood new stadium-entertainment, public transportation and much more. The front house is a 3 bedroom 2 baths and has been fully remodeled with new windows, new kitchen cabinets with new quartz countertops, new flooring, new interior doors, and much more. The newly built ADU is a studio with 1 bath, open floor plan built 2022 with separate entrance and separate address. Parking will be provided. Please call Listing Agent to schedule a showing.

Facts & Features

- Sold On 04/10/2023
 - Original List Price of \$769,000
 - 2 Buildings
 - Cooling: Central Air
 - Heating: Central
- Cap Rate: 5.9
 - \$48588 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$9,612
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,500	\$0	\$3,500
2:	1	0	1		Unfurnished	\$1,600	\$0	\$1,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6050001018

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23233965

Printed: 04/16/2023 6:01:00 AM

Closed • Duplex

List / Sold: \$975,000/\$900,000 ↓

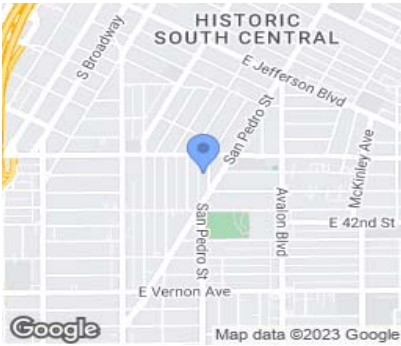
4033 Adair St • Los Angeles 90011

16 days on the market

2 units • \$487,500/unit • 1,996 sqft • 5,705 sqft lot • \$450.90/sqft • Built in 1906

Listing ID: DW23016889

San Pedro and Martin Luther King Jr



WOW!!! Stop The Car and come and check out this rare opportunity to buy vacant units and maximize rental income. This property is great for a owner/user or investor looking for rental income. The property currently features front unit 4 beds and 2 baths. The back unit is a 3 beds and 1 bath. Also features, mini splits A/C in both units, they both have laundry rooms with updated kitchens, quartz counter tops, Paint, Fixtures, windows, and remodeled bathrooms. Property was completely remodeled with permits. You can live in the front unit and rent the back or have a solid investment and rent both units. Minutes away from Crypto Arena, Sofi Stadium, and Downtown LA. This a fantastic property/investment.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$975,000
- 2 Buildings
- 2 Total parking spaces
- \$6,963 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854790
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5113023017

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$649,000/\$570,000** ↓

804 E 23rd St • Los Angeles 90011

122 days on the market

2 units • \$324,500/unit • 1,434 sqft • 6,235 sqft lot • \$397.49/sqft • Built in 1903

Listing ID: 22194159

S of Washington , E of San Pedro



ATTENTION INVESTORS! SELLER IS LOOKING AT OFFERS THIS WEEK. Remodel existing duplex and add one or two ADU's , or tear down and build new. Strong rental area. Two driveways. Ample parking. Units are vacant , no tenant relocation necessary. Property sold AS-IS. Neither owner, broker or listing agent are responsible for the accuracy of any information in this listing. Buyer to conduct their own due diligence and verify accuracy.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$875,000
- 1 Buildings

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01263617• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,300	\$0	\$1,300
2:	2	1	1		Unfurnished	\$1,300	\$0	\$1,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C42 - Downtown L.A. area• Los Angeles County• Parcel # 5131018007 |
|---|---|

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Duplex

List / Sold: \$650,000/\$665,000 ↑

948 N Ditman Ave • City Terrace 90063

18 days on the market

2 units • \$325,000/unit • 1,260 sqft • 3,760 sqft lot • \$527.78/sqft • Built in 1938

Listing ID: MB23026321

City Terrace and N. Ditman Ave.



A once-in-a-lifetime opportunity to purchase 2 detached units in the hot area of City Terrace. The front unit is a 2 Bed, 1 bath with a functional layout ready to be reimagined left to your specifications. The back unit has been recently renovated and configured into a studio with an open concept offering newer laminate flooring, stained butcher block countertops, modern two-toned kitchen cabinets, renovated bathroom, exterior/interior paint, and much more. In addition, there is a covered utility room ideal for storage or office space. The backyard features a covered patio and low maintenance yard perfect for gatherings. Don't let this opportunity pass you by, purchase and keep this property as a duplex for rental income, or move into one unit and rent out the other. Come explore the area easily accessible to Sara's Market, La Terraza Coffee Shop, USC Medical Center, DTLA, and much more! In close proximity to the 10, 5, and 710 Freeway. Make this your final destination!

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: In Closet, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Living Room
- Appliances: None
- Floor: Laminate

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0		\$0	\$0	\$2,500
2:	1	1	1	0		\$0	\$0	\$1,400

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- CTER - City Terrace area
- Los Angeles County
- Parcel # 5231009024

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

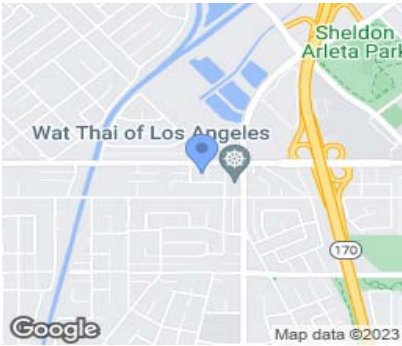
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Single Family Residence

8241 & 8243 Morse Ave • North Hollywood 91605
2 units • \$664,889/unit • 2,864 sqft • 6,604 sqft lot • \$460.89/sqft •
Built in 1954
Please Refer to GPS for directions

List / Sold:
\$1,329,777/\$1,320,000 ↓
11 days on the market
Listing ID: SR22255288



Prime Location !! Two Homes in North Hollywood | Absolute Gorgeous Properties | A Distinctive Modern Home Brilliantly Designed | Presenting Two Homes on one Lot | 3+3 & 3+3 Two Story ADU Brand New Construction Built 2022 | Main House is 3+3 with 1664 SQFT. | Offers a Spectacular Open Floor Plan | Stunning State of the Art Custom Kitchen that Offers a Beautiful Island Kitchen with Quartz Engineer Stone Counter Tops| The Chef of the House will Enjoy the Abundant Cabinetry that Comes with Durable Stainless Steel Appliances, Range Stove Plus Dish Washer all Included | Cooktop with built-in oven | Recessed Lighting LED Throughout the House| An Stunning Master Bedroom with Walk-In Closet Including a Master Bath with Decorative Wall Tile Finishes | Brand New Double Pane Windows | Laminated Wood Floors| Central Air & Central Gas Heating| Beautiful Fireplace with Custom Finishes | Second Home is a Two Story Brand New Construction That Offers 3+3, Including a Downstairs Bedroom and Bathroom | Central Air & Heat | Beautiful Finishes | Two Master Bedrooms | Laundry Room | Central Air & Heat and much more.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,329,777
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$287 (Estimated)
- Laundry: Individual Room
- \$102000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$2.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Partially	\$0	\$0	\$4,300
2:	1	3	3	0	Partially	\$0	\$0	\$4,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2304002008

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22255288

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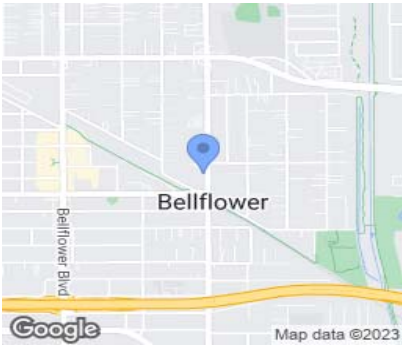
Closed • Duplex

List / Sold: \$600,000/\$580,000 ↓

16619 Woodruff Ave • Bellflower 90706
2 units • \$300,000/unit • 1,364 sqft • 4,094 sqft lot • \$425.22/sqft •
Built in 1957
Woodruff between Alondra and the 91 Freeway

5 days on the market

Listing ID: RS23022833



Don't miss out on this rare property! Two detached units on a lot located at 16617 and 16619 Woodruff Avenue. 16617 Woodruff has 2 bedrooms, 1 bath, 720 Sq. Ft., a living room, updated kitchen and a laundry area. Additional features include granite-look laminate kitchen countertop with tile backsplash, newer vanity in bathroom, paneled interior doors, newer energy-efficient dual pane windows, smooth ceilings, ceiling fan, wall A/C, newer Hardie lap siding with added insulation behind the siding and a private fenced backyard. This unit uses both gas and electric and is currently occupied by long time tenant. The driveway for this unit will hold at least 2 vehicles. 16619 Woodruff has 1 bedroom, 1 remodeled bath, 677 Sq. Ft. a spacious living room and a remodeled kitchen. Additional features include wood-look laminate floors throughout, paneled interior doors, smooth ceilings, newer heat pump for central A/C and heating, new paint inside and out and new LED lights. The recently updated kitchen in unit 16619 has new white shaker cabinets on one wall with quartz counters and new fixtures. The remodeled bath includes a subway tile shower enclosure, new toilet and sink. This unit is all-electric and has its own private backyard with a concrete patio area. Many tenants have parked behind the gates. Close to Downtown Bellflower, post office and the 91 & 605 Freeways. Great deal!

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$589,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Heat Pump
- \$0 (Other)
- Laundry: Inside
- \$43200 Gross Scheduled Income
- \$34698 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Laundry, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal
- Other Interior Features: Ceiling Fan(s), Laminate Counters, Quartz Counters, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Level, Near Public Transit, Yard
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,502
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 7109008007

Michael Lembeck

Re/Max Property Connection

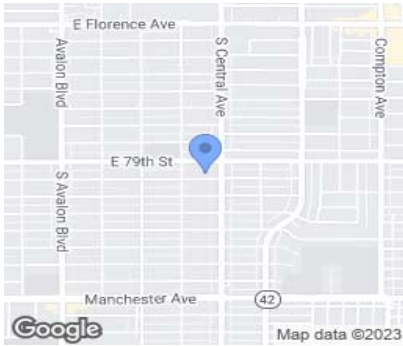
CUSTOMER FULL: Residential Income LISTING ID: RS23022833

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Closed • Duplex

1009 E 80th St • Los Angeles 90001
2 units • \$545,000/unit • 3,600 sqft • 5,995 sqft lot • \$300.00/sqft •
Built in 2019
Central and 80th St

List / Sold:
\$1,090,000/\$1,080,000 ↓
28 days on the market
Listing ID: PW23004250



Newley painted Duplex with new Carpet with garage and many parking spaces. 5 bed 3 bath each units with large living room. Close to FWY and well maintained property. The building has front and back gate, and so easy access with extra spaces in the property. Separate water meter and tenants pay all utilities.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Heating: Central
- \$436 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$86400 Gross Scheduled Income
- \$82080 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Living Room
- Floor: Carpet
- Appliances: Gas Oven, Gas Cooktop
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,275
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	1	Unfurnished	\$3,600	\$3,600	\$3,600
2:	1	5	3	2	Unfurnished	\$3,600	\$3,600	\$3,600

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet: 2
- Dishwasher: 0
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- WATT - Watts area
- Los Angeles County
- Parcel # 6029004027

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Triplex

List / Sold:
\$1,130,000/\$1,000,000 ↓

470 W Santa Cruz St • San Pedro 90731
3 units • \$376,667/unit • 2,020 sqft • 5,648 sqft lot • \$495.05/sqft •
Built in 1931

168 days on the market

Listing ID: PW22193797

From N Gaffey St turn left on W Santa Cruz St. After second intersection property is on your left side.



Huge price reduction!! BEAUTIFUL SPECTACULAR UPDATED 3 UNIT INCOME PROPERTY ON ONE LOT! Investors Dream with projected STRONG CASH FLOW Potential! ** DELIVERED ALL VACANT AND READY FOR YOU TO SET YOUR OWN RENTS! The front home, offers 3 nice sized bedrooms and 2.5 bath with individual laundry room. The large living room offers a wonderful wood burning fireplace, recessed lighting, new double pane windows, screens, blinds, fresh paint and beautiful hardwood floors throughout the living room, including the kitchen. The 2 Studios in the back offer the ultimate in modern features with offering open floor plan living space and 1 full bath with updated kitchen. All 3 units were fully renovated this year! This is your opportunity to lock in an unbeatable price and a next-level cap rate. This triplex would be perfect for owner occupiers. Live in the gorgeous 3-bedroom house and have the tenants in the other units pay the mortgage! Located near major freeways, schools, parks and popular shopping centers!

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Fireplace(s)
- \$2,962 (Assessor)
- Laundry: Individual Room, Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Trash Compactor
- Other Interior Features: Open Floorplan, Recessed Lighting, Storage

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02064389
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$0	\$0	\$3,700
2:	1	0	1	1	Unfurnished	\$0	\$0	\$1,800
3:	1	0	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7449021021

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

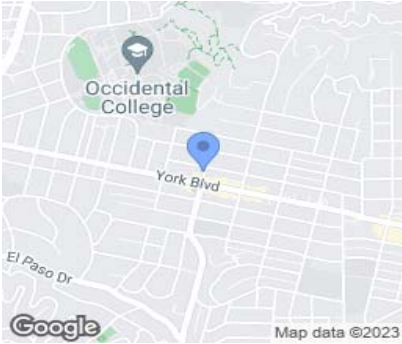
CUSTOMER FULL: Residential Income LISTING ID: PW22193797

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Closed • Triplex

1319 N Avenue 50 • Los Angeles 90042
3 units • \$395,000/unit • 1,767 sqft • 5,212 sqft lot • \$730.05/sqft •
Built in 1951

North of York. North on Avenue 50 to the corner of Meridian and Avenue 50.



List / Sold:
\$1,185,000/\$1,290,000 ↑
4 days on the market
Listing ID: WS23031393

LOCATION, LOCATION, LOCATION! Welcome to 1319 N Ave 50, ideally located in the vibrant Highland Park neighborhood, just steps away from popular restaurants, shops, and local amenities. The neighborhood is known for its artistic and eclectic vibe, reinforced by the student population of nearby Occidental College, making it a sought-after area for young people and families alike. This modernized 3-unit property consists of a 2 bedroom/1 bath; a 1 bedroom/1 bath; and a studio/1 bath. All three units have been lovingly cared for and features tasteful interior design. Inside, each unit boasts an open floor plan, with the main living room that flows seamlessly into the kitchen, featuring stone countertops, stainless steel appliances, ample counter and cabinet space, all attached to an overlook style breakfast bar. Each unit also includes a dedicated laundry room equipped with full size washers and dryers. The two end units have A/C & Heating, with the middle unit having a split system. All unit's water heaters have been upgraded to tankless water heaters. Additionally, there are (3) off-street parking spaces - one 1-car garage and one 2-car garage, as well as beautifully landscaped (dedicated and common) outdoor spaces. Overall, 1319 N Avenue 50 is a fantastic investment opportunity for buyers seeking market rental income and/or as owner-user multi-generational living.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$1,185,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Level, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098888
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,800
2:	1	0	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	1	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5476017015

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: WS23031393

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Closed • Triplex

List / Sold: \$728,888/\$728,888 ↓

233 W 88th Pl • Los Angeles 90003

61 days on the market

3 units • \$242,963/unit • 1,991 sqft • 5,429 sqft lot • \$366.09/sqft • Built in 1921

Listing ID: OC22201297

Manchester and Broadway



Great income property close to major freeways and only minutes from downtown LA, market places and schools. Bring your paint and brush and make this bread and butter income property, yours.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$788,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$380 (Estimated)
- \$50965 Gross Scheduled Income
- \$43427 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,538
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 00995543
- Gardener:
- Licenses:
- Insurance: \$1,538
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6040023016

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Triplex

7036 & 7040 Willis Ave • Van Nuys 91405
3 units • \$441,592/unit • 2,722 sqft • 6,116 sqft lot • \$486.77/sqft •
Built in 1948

Enter from Kester to Hart towards willis Ave , Refer to GPS for assistance

List / Sold:
\$1,324,777/\$1,325,000 ↑

8 days on the market

Listing ID: SR23025686



Three Homes in One Lot in VAN NUYS... YES Three Houses...| Absolute Gorgeous Properties | Main House 7036 Willis Ave Ave 3+2 with 1182 SQFT. & Second Home 7040 Willis Ave is 3+3 Two Story Home (ADU) Brand New Construction Built 2022 With 1200 Sqft. Central A/C And Solar Panels Fully Paid | It Includes 2 Large Master Bedrooms upstairs with Own Bath and one Large Bedroom Downstairs Bedroom with Bath| Third House is 7038 Willis Ave offers 1+1 with one separate bedroom, Almost 400 Sqft. Offers Dual Mini Split | Main House offers a Beautiful Open Floor Plan | Stunning State of the Art Custom Kitchen with Quartz Engineer Stone Counter Tops| Large Floorplan Abundant Cabinetry with Durable Stainless Steel Appliances, Range Stove Plus Dish Washer all Included | Recessed Lighting LED Throughout the Three Houses | Large Master Bedroom with Full bath | Brand New Stucco for the three homes | Front Landscape with Automatic Sprinkler system | Brand New Double Pane Windows | Laminated Wood Floors| Central Air & Central Gas Heating| New Landscape Including New Automatic Sprinkler System| New Roof for all Three Properties.| Three Separate Address, Electric & 2 Gas Meters. Huge Rental Potential..

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,324,777
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, See Remarks
- \$207 (Estimated)
- Laundry: See Remarks
- \$103200 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Master Bedroom, See Remarks
- Floor: Laminate, Wood
- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Partially	\$0	\$0	\$3,500
2:	1	3	3	0	Partially	\$0	\$0	\$3,400
3:	1	1	1	0	Partially	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2219004028

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

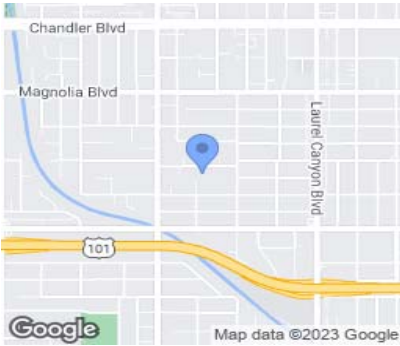
CUSTOMER FULL: Residential Income LISTING ID: SR23025686

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Closed • Single Family Residence

12356 Addison St • Valley Village 91607
3 units • \$631,667/unit • 4,417 sqft • 25,797 sqft lot • \$537.70/sqft •
Built in 1936
NORTH OF 101 FREEWAY. SOUTH OF MAGNOLIA BLVD

List / Sold:
\$1,895,000/\$2,375,000 ↑
33 days on the market
Listing ID: SR23013526



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO PURCHASE 2 PARCELS OF LAND 12354-12358 Addison Street) TOGETHER AS ONE SALE, TOTALING 25,797± SQ. FT. IN THE HIGHLY DESIRABLE STUDIO CITY ADJACENT AREA OF VALLEY VILLAGE. THE PROPERTIES CONSIST OF 3 DETACHED, 2 BEDROOM, SINGLE FAMILY HOMES (TOTAL OF 4,417 +/- SQFT), 2 OF WHICH ARE RENTED ON A MONTH TO MONTH BASIS. THERE IS A BACK ADDITION TO 12356 ADDISON ST. WITH EXTRA BATHROOM AND GREAT ROOM, NOT BEING UTILIZED BY CURRENT TENANT. POSSIBLE DEVELOPMENT SITE. BUYER TO CHECK WITH TH CITY FOR CURRENT BUILDING RESTRICTIONS/REQUIREMENTS AND VERIFY ALL PERMITTED IMPROVEMENTS. LEASES AVAILABLE UPON REQUEST. OWNER PASSED AWAY IN 12354 ADDISON STREET.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$1,895,000
- 3 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$57000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
2:	1	2	2	2	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2356025051

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

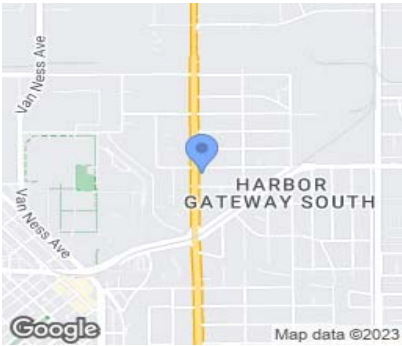
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Quadruplex**

20806 S Western Ave • Torrance 90501
4 units • \$405,000/unit • 4,066 sqft • 6,482 sqft lot • \$386.29/sqft •
Built in 1989
Off the 405 Freeway, South on Western Ave

List / Sold:
\$1,620,000/\$1,570,650 ↓
36 days on the market
Listing ID: SB23018344



Great Investment opportunity located in the Torrance PO. This 4 unit apartment building is a perfect fit building for any investor. This property contains 3 units which is 3 bedroom / 2 bath and 1 unit which is 2 bed / 1 bath. Each unit comes with 2 parking spaces. This property is conveniently located on Western Ave and near old town Torrance which has plenty of restaurants.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,620,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$1,112 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.25
- \$106920 Gross Scheduled Income
- \$68859 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$34,853
- Electric: \$615.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$1,960
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management: 4148
- Water/Sewer: \$1,128
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$2,800
2:	1	3	2	2	Unfurnished	\$2,310	\$2,310	\$2,800
3:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,150
4:	1	3	2	2	Unfurnished	\$2,350	\$2,350	\$2,800

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351010029

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

630 3rd St • Hermosa Beach 90254
4 units • \$843,750/unit • 4,930 sqft • 4,843 sqft lot • \$674.44/sqft •
Built in 1986
between Ardmore Ave & PCH

List / Sold:
\$3,375,000/\$3,325,000 ↓

34 days on the market

Listing ID: 23246495



We are pleased to present, as an exclusive advisor, 630 3rd St, a 4 unit in the highly desirable Hermosa Beach submarket. The property is west of PCH and seconds from the Green Belt. The building is estimated 4,930 sqft with massive units . Each unit is a 2b/2b townhome with two garages per unit. A new owner can benefit from a rare coastal market acquisition, newer construction relative to other properties in the area, a nice building that can be taken a "step further", and a low price per foot compared to other sales in the beach cities. Two units have been renovated, all new windows, electrical, plumbing, newer roof, railings, and more. The property is fully occupied and estimated 43% upside in rents.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$3,375,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.43
- \$115765 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$64,535
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,095	\$4,095	\$5,350
2:	1	2	2		Unfurnished	\$3,995	\$3,995	\$5,350
3:	1	2	2		Unfurnished	\$3,640	\$3,640	\$5,350
4:	1	2	2		Unfurnished	\$3,220	\$3,220	\$5,350
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4188028042

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23246495

Printed: 04/16/2023 6:01:01 AM

Closed • [Quadruplex](#)

719 W Longden Ave • Arcadia 91007
4 units • \$499,500/unit • 4,763 sqft • 28,795 sqft lot • \$419.90/sqft •
Built in 1959
Between S Baldwin Ave and Golden West Ave.

List / Sold:
\$1,998,000/\$2,000,000 ↑
0 days on the market
Listing ID: AR23058979



Fourplex located in great location with excellent school district. Sold before Processing.

Facts & Features

- Sold On 04/14/2023
 - Original List Price of \$1,998,000
 - 4 Buildings
 - 6 Total parking spaces
 - \$0 (Assessor)
- Laundry: Inside
 - \$56400 Gross Scheduled Income
 - \$48400 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$1,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$4,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	1	2	Unfurnished	\$2,550	\$2,550	\$0
2:	2	2	1	2	Unfurnished	\$2,150	\$2,150	\$0

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 605 - Arcadia area
 - Los Angeles County
 - Parcel # 5383021039

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

Closed • **Quadruplex****\$1,315,100/\$1,315,100** ↓

84 days on the market

Listing ID: GD23000778

1424 Las Lunas St • Pasadena 91106**4 units • \$328,775/unit • 3,160 sqft • 9,005 sqft lot • \$416.17/sqft • Built in 1943****North Hill to Las Lunas. Just South of Orange Grove.**

Large four unit property consisting of two separate buildings on large 9,000 plus SF lot in prime Pasadena location. Property is a Probate sale subject to court confirmation being sold in its present as is condition for cash. No contingencies. Front units are being used as 3 bedrooms and back units are 1 bedroom. Property is a fixer and needs work. Room counts on front building do not match tax assessor information. Property appears to have a pool that has been filled with dirt. Buyer advised to check permit file directly with the city of Pasadena. Listed rents are believed to be accurate however not guaranteed. No operating expense information available. Probate sale; 10% cashier's check payable to Estate of Dirk Stoehr required to bid in court @ 8:30 AM, on March 28, 2023.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$985 (Estimated)
- \$79980 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$0
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$0
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$0
4:	1	1	1	0	Unfurnished	\$1,365	\$1,365	\$0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Notice Of Default, Probate Listing sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5749013003

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Quadruplex**

List / Sold: **\$999,000/\$845,000** ↓

1805 S Berendo St • Los Angeles 90006

62 days on the market

4 units • **\$249,750/unit** • **3,732 sqft** • **4,762 sqft lot** • **\$226.42/sqft** • **Built in 1925**

Listing ID: DW23006098

West of Vermont, East of Normandie, North of Washington & South of Venice



When Opportunity knocks, you answer. Presenting this beautiful Spanish-styled 4-unit property located in a perfect location in the middle of everything. The property is within 5 mins of the 10 fwy, 10 mins from Downtown LA, 15 Mins from Hollywood, 15 mins from Beverly Hills. Each unit is occupied, with approx 900 sq feet of living space sitting on a large lot of nearly 5000 sq ft. It also has a bonus, which is the 4 car detached garage in the rear. Each unit has its own dedicated parking. The garage DOES qualify for LA Cities ADU conversion but buyers should do their own due diligence with the city of Los Angeles. This property comes with tons of opportunity and potential upside. Please DO NOT DISTURB the tenants. Drive-by ONLY.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$467 (Estimated)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup
- Cap Rate: 5
- \$50028 Gross Scheduled Income
- \$44148 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, See Remarks
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Barbed Wire
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$5,880
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$1,092	\$1,092	\$1,924
2:	1	1	1	1	Furnished	\$1,133	\$1,133	\$1,924
3:	1	1	1	1	Furnished	\$895	\$895	\$1,924
4:	1	1	1	1	Furnished	\$1,049	\$1,049	\$1,924

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5075021016

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$845,000/\$780,000** ↓

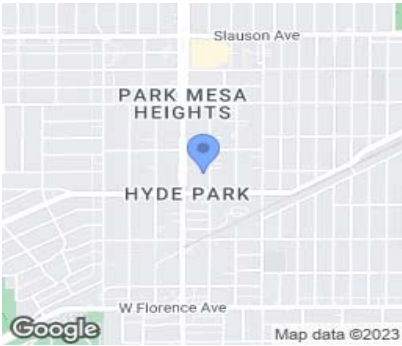
6401 11th Ave • Los Angeles 90043

161 days on the market

4 units • \$211,250/unit • 2,835 sqft • 7,573 sqft lot • \$275.13/sqft • Built in 1939

Listing ID: 22208607

Hyde Park Blvd & 11th Ave



As of Nov 15th price reduced and going in cap rate 5.10% and 12.7 GRM. Best income metrics in the area and priced to SELL. We are pleased to present 6401 11th Avenue, a 4-unit investment property in Los Angeles, California. The property is located between Hyde Park Boulevard and 63rd Street just around the corner from Hyde Park Elementary School. This area is a solid majority-renter market with low vacancy rates. 6401 11th Avenue consists of three 1 bedroom units and one 2 bedroom 1 bathroom unit. All of the units are separately metered for gas and electricity. The property also offers four single car garages. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$925,000
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 5.1
- \$43086 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,094
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,800
2:	1	1	1		Unfurnished	\$1,285	\$1,285	\$1,800
3:	1	1	1		Unfurnished	\$955	\$955	\$1,800
4:	1	2	1		Unfurnished	\$1,525	\$1,525	\$2,250
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006010019

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$850,000/\$940,000** ↑

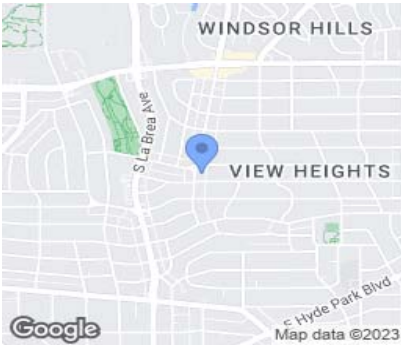
6212 Overhill Dr • Los Angeles 90043

0 days on the market

4 units • \$212,500/unit • 1,103 sqft • 2,895 sqft lot • \$852.22/sqft • Built in 1941

Listing ID: 23251759

South on La Brea to Overhill Dr



Beautiful 4 unit property consists of one 2 bedroom 1 bath and 3 one bedroom 1 bath units, Two of the one bedroom units are vacant. Just minutes from Hyde park Metro, Baldwin Hills Plaza and Sofi Stadium.

Facts & Features

- Sold On 04/13/2023
- Original List Price of \$850,000
- 1 Buildings
- Heating: Floor Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01903751
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,600	\$1,600	\$2,200
2:	3	1	1		Unfurnished	\$1,200	\$1,200	\$1,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Probate Listing sale
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4003021002

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:
\$3,300,000/\$3,100,000 ↓

251 days on the market

Listing ID: 22184427

14754 Gilmore St • Van Nuys 91411
5 units • \$660,000/unit • 8,625 sqft • 7,500 sqft lot • \$359.42/sqft •
Built in 2022

On Gilmore Street, North of Victory Boulevard between Willis Avenue and Cedros Avenue



Facts & Features

- Sold On 04/10/2023
- Original List Price of \$3,300,000
- 1 Buildings
- Heating: Central
- Laundry: Stackable
- Cap Rate: 5.09
- \$168099 Net Operating Income

Interior

- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Smoke Detector(s), Fire Sprinkler System

Annual Expenses

- Total Operating Expense: \$74,151
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	3	2		Unfurnished	\$4,250	\$21,250	\$21,250
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2236021002

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold:
\$1,725,000/\$1,400,000 ↓

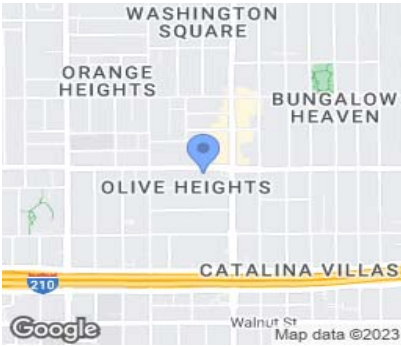
794 E Orange Grove Blvd • Pasadena 91104

82 days on the market

5 units • \$345,000/unit • 2,894 sqft • 9,533 sqft lot • \$483.76/sqft • Built in 1923

Listing ID: 23229295

From Lake, Turn West on Orange Grove.



BOM! This rare opportunity offers 100% vacancy in the five units located in desirable Pasadena. Set on a sizable 9,533 SF lot, it presents investors with tremendous potential and an advantageous outcome; a 7.2% cap rate and 10.5 GRM expected following renovations. All of the units are dazzling bungalow styles, composed of two duplexes - one at the front, one at the back - and a standalone house in between them. There are preliminary plans to add either an attached ADU to the front garages or two detached ADUs in the rear for increased value. Its prime location puts investors only minutes away from notable shops and eateries in Old Town Pasadena, Rose Bowl Stadium and Cal-Tech. Ready for those that crave to bring their own creative vision; additionally, each unit is metered separately for gas and electricity.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,725,000
- 3 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 7.2
- \$123766 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,411
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,245	\$0	\$3,245
2:	1	1	1		Unfurnished	\$2,645	\$0	\$2,645
3:	1	2	1		Unfurnished	\$2,995	\$0	\$2,995
4:	1	1	1		Unfurnished	\$2,395	\$0	\$2,395
5:	1	1	1		Unfurnished	\$2,395	\$0	\$2,395
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5731013004

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23229295

Printed: 04/16/2023 6:01:01 AM

Closed •

List / Sold: **\$650,000/\$620,000** ↓

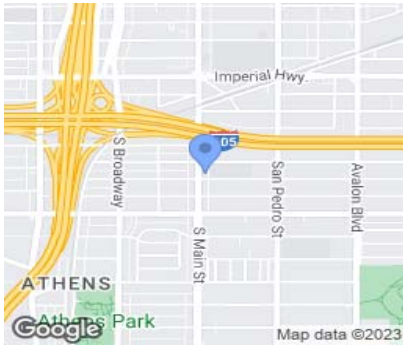
11832 S Main St • Los Angeles 90061

5 days on the market

5 units • \$130,000/unit • 1,972 sqft • 5,625 sqft lot • \$314.40/sqft • Built in 1947

Listing ID: 23234053

East side of Main Street below the 105 Freeway.



Kingside Investment Group is proud to present 11832 Main Street is a four (4) unit + 1 non-conforming apartment situated on approximately 5,625 square feet of land (0.13 acres) in the Willowbrook neighborhood of South Los Angeles. Unit composition includes five (5) one-bed/one-bath units measuring approximately 395 SF each. Currently there are City of Los Angeles violations on the property that are being worked through with the owners.

Facts & Features

- Sold On 04/12/2023
- Original List Price of \$650,000
- 1 Buildings
- Heating: Wall Furnace
- \$30903 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$20,604
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$850	\$850	\$1,650
2:	1	1	1		Unfurnished	\$925	\$925	\$1,650
3:	1	1	1		Unfurnished	\$950	\$950	\$1,650
4:	1	1	1		Unfurnished	\$850	\$850	\$1,650
5:	1	1	1		Unfurnished	\$850	\$850	\$1,650
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6083018005

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$1,050,000/\$950,000** ↓

5415 Hubbard St • Los Angeles 90022

29 days on the market

5 units • \$210,000/unit • 3,720 sqft • 4,623 sqft lot • \$255.38/sqft • Built in 1924

Listing ID: 23248017

Located on Hubbard St, between S Oakford Dr and Margaret Ave



This is a rare opportunity to own a solid residential investment property within a great pocket of Unincorporated East Los Angeles. The Hubbard Apartments consist of a total of 5 units; two detached single family homes and a separate two-story structure consisting of 3 units. Each unit is separately metered for gas and electricity. The two single family homes consist of a 3 bedroom, 1 bath and 1 bedroom, 1 bath. The triplex consists of two 1 bedroom, 1 bath units plus another non-conforming unit of which plans have been submitted to legalize and convert into a 1,150 SF 3 bedroom, 2 bath unit. Located in close proximity to the Metro Gold Line's Atlantic Station (Atlantic Boulevard and Beverly Boulevard) and the 60, 710, 5 and 10 freeways. Tons of upside in rental income!

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$1,050,000
- 3 Buildings
- Heating: Wall Furnace
- Cap Rate: 4.16
- \$43681 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$900	\$900	\$2,500
2:	3	1	1		Unfurnished	\$863	\$2,590	\$5,085
3:	1	3	2		Unfurnished	\$2,500	\$2,500	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341027027

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • **Commercial/Residential**

17901 Crenshaw Blvd • **Torrance 90504**

6 units • **\$266,667/unit** • **3,688 sqft** • **5,535 sqft lot** • **\$393.17/sqft** • **Built in 1958**

SW Corner of 179th Street and Crenshaw Blvd

List / Sold:

\$1,600,000/\$1,450,000 ↓

115 days on the market

Listing ID: SB22216931



Price Reduction!!! First time in the market after over 20 years, North Torrance 6 Unit apartment, fully rented, plenty of upside potential. Located on convenient area of North Torrance, close proximity to El Camino College, Post Office, Shopping, Public Transportation and Freeway access. Newer exterior paint and newer roof installed in 2020. All units are large 1bedroom/1bath with assigned carports. Coin operated laundry room. Please drive-by only. PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$1,372 (Estimated)
- Laundry: Common Area, Individual Room
- Cap Rate: 3.9
- \$86660 Gross Scheduled Income
- \$4209 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot, Front Yard, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,220
- Electric: \$238.00
- Gas: \$326
- Furniture Replacement: \$0
- Trash: \$6,282
- Cable TV:
- Gardener:
- Licenses: 160
- Insurance: \$9,790
- Maintenance: \$3,300
- Workman's Comp: \$0
- Professional Management: 8500
- Water/Sewer: \$2,302
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
4:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,600
5:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600
6:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,600

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet: 6
- Dishwasher: 0
- Disposal: 6
- Drapes: 6
- Patio: 0
- Ranges: 6
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 133 - N Torrance - East area
- Los Angeles County
- Parcel # 4091014004

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

852 17th St • Santa Monica 90403
6 units • \$812,500/unit • 7,908 sqft • 7,486 sqft lot • \$555.07/sqft •
Built in 1969
On the 800 Block of 17th Street between Wilshire and Montana

List / Sold:
\$4,875,000/\$4,389,500 ↓
39 days on the market
Listing ID: 23240313



We are pleased to present the opportunity to acquire 852 17th Street, a six-unit multifamily apartment building located in the highly desirable beach front city of Santa Monica, CA. The property features 7,908 square feet of gross rentable area, situated on a large 7,486-square foot lot. The six-unit building is composed of 4 two-bedroom/two-bathroom units, 1 three-bedroom/two-bathroom units and 1 three-bedroom/three-bathroom house located at the front of the property. Back-up offers accepted.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$5,275,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.41
- \$217020 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$102,484
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$6,000	\$6,000	\$8,000
2:	1	3	2		Unfurnished	\$4,350	\$4,350	\$5,500
3:	4	2	2		Unfurnished	\$4,184	\$16,738	\$19,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281001011

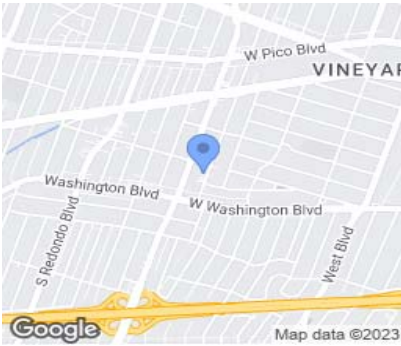
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

1817 S Highland Ave • Los Angeles 90019
6 units • \$275,000/unit • 3,479 sqft • 6,243 sqft lot • \$485.77/sqft •
Built in 1947
Just East of La Brea. Between Venice and Washington blvd.

List / Sold:
\$1,650,000/\$1,690,000 ↑
11 days on the market
Listing ID: 23231931



An exciting investment a completely renovated 6-unit, modern complex zoned RD1.5 and is located in an opportunity zone. Complete transformed in late 2017, the property has six (6) 1 bedroom/ 1 bath units - all spacious and bright. The units have new and recently serviced stainless steel appliances. Four units have their own garage. The units are individually metered for both gas and electricity. All have similar sizes and attractive floor plans. This fantastic, trophy property, situated in a fantastic, central location, is full of opportunity. Wonderful tenants. Incredible rent comps are being achieved in this neighborhood, driven largely by the talent from the surrounding medical and tech hubs providing high-paying, stable employment. Just a few blocks from Target and Sprouts Market. Centrally located in Mid-City with easy access to Downtown, beaches, LACMA and Hollywood. ***See DOCS Section for OM

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$1,650,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Community
- Cap Rate: 5.26
- \$86765 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$39,956
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	1	1		Unfurnished	\$1,895	\$2,000	\$2,000
3:	1	1	1		Unfurnished	\$1,625	\$1,625	\$2,000
4:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,000
5:	1	1	1		Unfurnished	\$1,795	\$1,795	\$2,000
6:	1	1	1		Unfurnished	\$1,895	\$1,895	\$2,000
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067013004

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

CUSTOMER FULL: Residential Income LISTING ID: 23231931

Printed: 04/16/2023 6:01:01 AM

Closed •

1021 N Ogden Dr • West Hollywood 90046
7 units • \$428,571/unit • 7,679 sqft • 6,393 sqft lot • \$367.89/sqft •
Built in 2020
East of Fairfax and South of Santa Monica



List / Sold:
\$3,000,000/\$2,825,000 ↓
189 days on the market
Listing ID: 22183219

This is a unique opportunity to finish building this 7-unit condo project in this prime location of West Hollywood. Buyer/builder/developer to perform all due diligence with the city of West Hollywood prior to submitting an offer. Seller has purchased windows and also has paid for 1/2 cost of the elevator. Buyer to perform own cost analysis to complete build. Seller has all plans and permits for review.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$3,999,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01774180
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	3		Unfurnished	\$1	\$1	\$1
2:	2	1	2		Unfurnished	\$1	\$1	\$1
3:	1	1	1		Unfurnished	\$1	\$1	\$1
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 5530013032

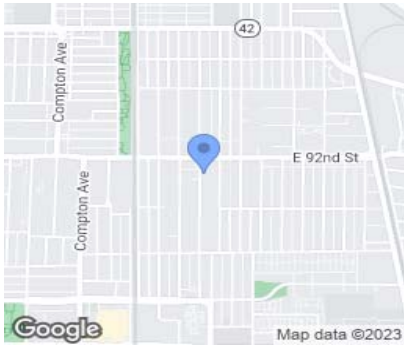
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • Apartment

9228 Bandera St • Los Angeles 90002
7 units • \$171,429/unit • 4,343 sqft • 8,926 sqft lot • \$230.26/sqft •
Built in 1961
South of 92nd St & East of Compton Ave

List / Sold:
\$1,200,000/\$1,000,000 ↓
2 days on the market
Listing ID: SB23024544



Lyon Stahl is pleased to present an opportunity to acquire a 4,343 4 Sq Ft 7-unit building situated on a 8,926 Sq Ft lot located in the city of Los Angeles, CA. The subject property is located at 9228 Bandera St, Los Angeles, 90002. The property is composed of (6) 2 Bedroom / 1 Bath units & (1) 3 Bedroom / 1 Bath units built in 1961. This property has 2 buildings. The front building is 1 story and contains 3+1 house, and the back building is 2 stories containing (6) 2+1 units. The property is separately metered for gas and electricity. There are 10 parking spots available in the driveway, alongside 2 parking spaces in between the two buildings. The subject property is located on the east side of Compton Ave. The offering is conveniently located less than 2 miles from the 110 freeway and approx. 1.5 miles from the 105 freeway.

Facts & Features

- Sold On 04/14/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$1,838 (Estimated)
- Cap Rate: 3.49
- \$78511 Gross Scheduled Income
- \$41909 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Appliances: None
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Brick, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management: 350
- Water/Sewer: \$800
- Other Expense: \$4,000
- Other Expense Description: 13390

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0
4:	1	2	1	0	Unfurnished	\$0	\$0	\$0
5:	1	2	1	0	Unfurnished	\$0	\$0	\$0
6:	1	2	1	0	Unfurnished	\$0	\$0	\$0
7:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- WATT - Watts area
- Los Angeles County
- Parcel # 6048040036

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

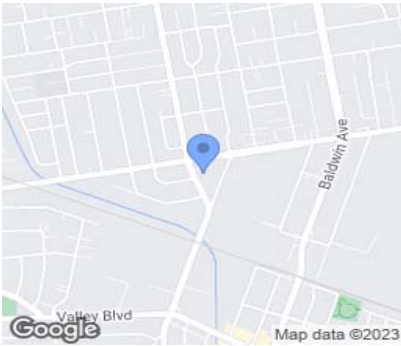
CUSTOMER FULL: Residential Income LISTING ID: SB23024544

Printed: 04/16/2023 6:01:01 AM

Closed • Apartment

4456 4458 Temple City Blvd • Temple City 91780
8 units • \$498,500/unit • 9,696 sqft • 25,172 sqft lot • \$386.76/sqft •
Built in 1986
Temple City Blvd crossing Lower Azusa Rd

List / Sold:
\$3,988,000/\$3,750,000 ↓
11 days on the market
Listing ID: AR23027280



4456 Temple City Blvd, a pride-of-ownership 8-unit Townhouse Style condominiums in the heart of Temple City, California. The property offers a very convenient location nearby Downtown Temple City and within minutes to Valley Blvd corridor and Santa Anita Mall Arcadia. It has an excellent demographics with an average household income of ±\$108,202 within a mile radius. The property has been with the same ownership since 1987. This offering is unique due to its location, seller financing possibility, and multiple future expansion potential (ADU units or add units and then add ADU units). Most of the tenants are month-to-month and the last rent increases were done in 2019 (2 tenants never had rent increases) which provides immediate upside for new owner to increase rents by a 10% maximum allowed per Statewide AB1482. The property was built in 1986 as condominiums with townhouse style layout. It is situated on a large ±25,172 SF R4 zoned lot which provides multiple future expansions possibilities (BUYER TO VERIFY WITH THEIR OWN ARCHITECT AND CONTRACTOR). Because of its newer built, the property has many excellent features such as copper plumbing throughout, double pane windows, individual water meter for each unit, and central A/C and heating with individual water heater for each unit. The property offers a pride of ownership and an excellent curb appeal atmosphere. It is a gated community with secured parking and beautiful landscaping with mature trees. It offers a two-story Townhouse style apartment layout on a large lot. It has a total of 9,696 SF total building and situated on a ±25,172 square feet lot. It offers superb unit mix of ALL Townhouse style 2bedroom+2bathroom units with direct access to a 2-car garage. Each unit has its own water meter, electric and gas meter, central A/C and heating, laundry hookups, vaulted ceiling in living room, and a private balcony. Each unit is large (±1200 SF estimated size) with plenty of natural light. The living room area has multiple arched windows, and 2nd floor has small mezzanine area that can be used as seating area.

Facts & Features

- Sold On 04/10/2023
- Original List Price of \$3,988,000
- 2 Buildings
- Levels: Two
- 22 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Irregular Lot, Level, • Sewer: Public Sewer
- Near Public Transit

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01987028
- Gardener:
- Licenses: 0
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	16	Unfurnished	\$1,661	\$13,285	\$30,600

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 8
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 661 - Temple City area
- Los Angeles County
- Parcel # 8592001060

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR23027280

Printed: 04/16/2023 6:01:01 AM

Closed •

1014 N Marine Ave • Wilmington 90744
14 units • \$141,071/unit • 6,700 sqft • 22,933 sqft lot • \$294.78/sqft •
Built in 1923
Marine

List / Sold:
\$1,975,000/\$1,975,000
0 days on the market
Listing ID: 23258215



3 parcels at 1010, 1014 and 1018 N Marine sold together. 14 total units. Inputted for sales comps.

Facts & Features

- Sold On 04/11/2023
- Original List Price of \$1,975,000
- 3 Buildings
- \$104490 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$64,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1		Unfurnished	\$1	\$1	\$1
2:	6	1	1		Unfurnished	\$1	\$1	\$1
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7420022010

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691